150.0	0004	0002.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	622,100 /	622,100
					USE VALUE:	622,100 /	622,100
					ASSESSED:	622,100 /	622,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBBINS VIEW LLC
Owner 2:	
Owner 3:	
Street 1:	3 SHEDD LANE
Street 2:	
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01824 Type:

PREVIOUS OWNER

Owner 1:	GRAY RICHARD J--ETAL -
Owner 2:	DI CLEMENTE DEBORAH A -
Street 1:	3 SHEDD LANE
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry:
Postal:	01824

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 955 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	134,900		487,200	622,100
Total Card	0.145	134,900		487,200	622,100
Total Parcel	0.145	134,900		487,200	622,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 651.41 | /Parcel: 651.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99128

GIS Ref

GIS Ref

Insp Date 03/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0002.B

!11748!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	134,900	0	6,300.	487,200	622,100		Year end	12/23/2021
2021	101	FV	130,500	0	6,300.	487,200	617,700		Year End Roll	12/10/2020
2020	101	FV	130,800	0	6,300.	487,200	618,000	618,000	Year End Roll	12/18/2019
2019	101	FV	117,200	0	6,300.	456,800	574,000	574,000	Year End Roll	1/3/2019
2018	101	FV	117,200	0	6,300.	377,600	494,800	494,800	Year End Roll	12/20/2017
2017	101	FV	117,200	0	6,300.	347,100	464,300	464,300	Year End Roll	1/3/2017
2016	101	FV	117,200	0	6,300.	316,700	433,900	433,900	Year End	1/4/2016
2015	101	FV	116,600	0	6,300.	310,600	427,200	427,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:02:33

LAST REV

Date	Time
10/08/20	14:00:22
mmcmakin	

PAT ACCT. 11748

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAY RICHARD J-	75562-280	1	9/8/2020	Convenience	1	No	No		
	14969-18		4/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	99128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
2/24/2018	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	487,202	Spl Credit		Total:	487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93798244
Adj $ / SQ:	126.628
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	183321
Depreciation:	48397
Depreciated Total:	134924

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

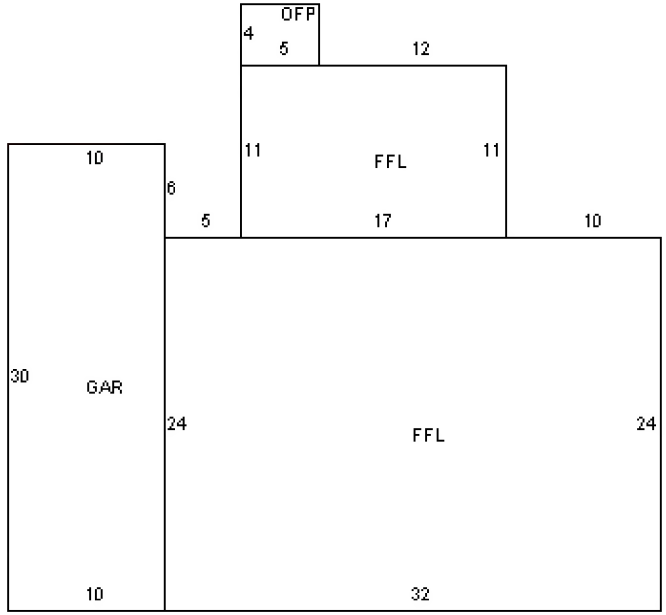
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.63
Special Features:	0	Val/Su Net:	105.80
Final Total:	134900	Val/Su SzAd	141.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	955	126.630	120,929
GAR	Garage	300	21.890	6,566
OFP	Open Porch	20	41.270	825

Net Sketched Area:	1,275		Total:	128,320	
Size Ad	955	Gross Area	1275	FinArea	955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

150.0-0004-0002.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: